



**TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET ROCHELLE PARK, NJ 07662**

**FEBRUARY 25, 2010 MEETING MINUTES**

**PLANNING BOARD**

**CALL TO ORDER: BY CHAIRMAN: 8:00 P.M.**

**ROLL CALL:**

**Present:** E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins, P. Strohmeier  
C. Mueller, E. Cillick (Attorney)

**Absent:** L. Ristovski, M. Kazimir, F.Valenzuela

**APPROVAL OF THE JANUARY 2010 MEETING MINUTES**

**Yes:** E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins,  
C. Mueller

**No:**

**Abstain:** P. Strohmeier

**No Vote:** L. Ristovski, M. Kazimir, F.Valenzuela  
Motion Approved

**MEMORIALIZATIONS:**

**A motion was made by R. Zavinski and seconded by M. Den Bleyker to memorialize the following resolutions:**

**T-Mobile  
Minor Site Plan Review  
60 Essex Street  
Rochelle Park, NJ  
Block 3 Lots 25,26-40**

**Audio Video Intelligent Systems  
Minor Site Plan Review  
174 Route 17 North  
Rochelle Park, NJ  
Block 42.2 Lot 1**

**Yes:** E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins, C. Mueller

**No:**

**Abstain:** P. Strohmeier

**No Vote:** L. Ristovski, M. Kazimir, F.Valenzuela  
Motion Approved

## BUILDING AND LAND USE APPLICATIONS

### APPLICANT:

Tenant Review R&I Inc. D/B/A Mr. Bruno's Pizza  
182 W. Passaic St Rochelle Park NJ  
Block 0096 Lot 00018 19-22, 1-5

Mr. Sergio Allegre, attorney for the applicant, Abrderim Papraniku, owner of Mr. Bruno's Pizza stated that his client was applying for a tenant review to operate a Pizzeria in the space vacated by Diletto's Pizza. Mr. Papraniku was sworn in and testified to the following: The hours of operation will be 11 am to 10 pm Monday through Saturday and 11 am to 9 pm on Sunday. The number of employees would be three to four. There would be delivery. Alterations will include painting, cosmetic work and a sign that would be the same size and dimensions as the existing sign.

The Board had minor stipulations based on previous experiences with the occupants of the building: No excessive noise after 9 pm. The rear dumpster remains closed for sanitary purposes and that there is no smoking in the rear of the building. These requests were on behalf of the homeowners who live in the area behind the strip mall. Additionally, the Board stated that the sign must adhere to all township-zoning codes. The applicant agreed to these stipulations.

A motion was made by R. Zavinski to approve and seconded by M. Collins.

Yes: E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins, P. Strohmeier, C. Mueller  
No: -- Abstain: --  
No Vote: L. Ristovski, M. Kazimir, F.Valenzuela  
Motion Approved

### CORRESPONDANCE TO REVIEW:

RE: Harley Davidson sign

The owner of Harley Davidson, Elizabeth Di Gennaro appeared before the Board seeking approval to change the location of an approved pole mounted sign. The Board did not have sufficient documentation to approve Ms. Di Gennaro's request.

A motion was made by M. Den Bleyker, and seconded by P. Strohmeier to carry this matter over until the March 25, 2010 meeting.

Yes: E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins, P. Strohmeier, C. Mueller  
No: --- Abstain: --  
No Vote: L. Ristovski, M. Kazimir, F.Valenzuela  
Motion Approved

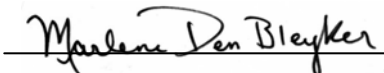
### LITIGATION:

### PAYMENT OF BILLS:

### PUBLIC:

MEETING ADJOURNMENT: By E. Kaniewski at 9:30 pm

Respectfully Submitted by:



Marlene Den Bleyker, Planning Board Secretary 3/25/2010